

CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number _____

Meeting Type: Regular

Meeting Date: 1/10/2013

Action Requested By:
Planning

Agenda Item Type
Ordinance

Subject Matter:

Annexation of land.

Exact Wording for the Agenda:

Introduction of an ordinance concerning the annexation of land lying on the south side of Caldwell Lane and east of U.S. Highway 431 South.

Note: If amendment, please state title and number of the original

Item to be considered for: Introduction Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

120.45 acres.
Additional information is attached.

Associated Cost:

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: _____



Date: 1/3/2013

ORDINANCE NO. 13-

WHEREAS, Caldwell Lane Properties, LLC, by William Polk Brooks and William Gregory Brooks, its sole members, have petitioned the governing body of the City of Huntsville, Alabama, requesting that certain property or territory be annexed to the City of Huntsville, Alabama; and

WHEREAS, said petition contained the signatures of the owners of the property as the same is assessed for ad valorem tax purposes; and

WHEREAS, said property is contiguous to the present city limits of the City of Huntsville, Alabama, and does not lie within the corporate limits of any other municipality; and

WHEREAS, a map of said territory showing its relationship to the corporate limits of the City of Huntsville, Alabama, has been filed with the City Clerk-Treasurer; and

WHEREAS, it is the judgement and opinion of the City Council of the City of Huntsville, Alabama, that it is necessary and proper and in the public interest that said property be brought within the corporate limits of the City of Huntsville, Alabama;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Huntsville, Alabama, as follows;

1. That the City Council of the City of Huntsville, Alabama hereby assents to the annexation of certain property to the City of Huntsville, Alabama, which said property as hereinabove referenced is more particularly described as follows:

All that part of the Southwest Quarter of Section 24, Township 4 South, Range 1 East, of the Huntsville Meridian, Madison County, Alabama, more particularly described as beginning at a point located at the southwest corner of said Section 24; thence along the south boundary of said Section 24 Due East 696.15 feet to the point of true beginning; thence from the point of true beginning North 00 degrees 24 minutes 59 seconds East 2508.15 feet; thence South 89 degrees 07 minutes 07 seconds East 436.96 feet; thence North 00 degrees 39 minutes 47 seconds East 222.36 feet to a point located on the centerline of Caldwell Lane; thence along said centerline the following bearings and distances: South 89 degrees 36 minutes 12 seconds East 947.93 feet, South 87 degrees 15 minutes 49 seconds East 31.06 feet, South 85 degrees 47 minutes 11 seconds East 31.06 feet, South 84 degrees 18 minutes 45 seconds East 31.06 feet, South 82 degrees 50 minutes 08 seconds East 31.06 feet, South 81 degrees 21 minutes 45 seconds East 31.06 feet, South 78 degrees 19 minutes 59 seconds East 96.31 feet, South 75 degrees 02 minutes 01 seconds East 402.32 feet, South 68 degrees 05 minutes 09 seconds East

ORDINANCE NO. 13-

50.45 feet, South 59 degrees 58 minutes 32 seconds East
50.73 feet, South 53 degrees 12 minutes 19 seconds East
33.83 feet, South 46 degrees 25 minutes 56 seconds East
50.73 feet, and South 39 degrees 17 minutes 04 seconds East
59.65 feet; thence leaving said centerline South 00 degrees
59 minutes 27 seconds West 2444.56 feet to a point; said
point is further described as being located on the existing
corporate limits of the City of Huntsville; thence Due West
1974.01 feet to the point of beginning and containing
120.45 acres, more or less.

BE IT FURTHER ORDAINED that Ordinance No. 12-824 adopted on the
11th day of October, 2012 is hereby repealed.

2. That the corporate limits of the City of Huntsville, Alabama,
are hereby extended and rearranged so as to embrace and include the
hereinafter property as part of the corporate area of the City of
Huntsville.

3. That this ordinance shall become effective upon its
publication as required by law.

4. That the Mayor and City Clerk-Treasurer of the City of
Huntsville, Alabama, are hereby authorized, requested and directed for
and on behalf of the governing body of the City to file a description
of the property or territory herein annexed in the Judge of Probate
Office of Madison County.

ADOPTED this the ____ day of _____, 2013.

President of the City Council of
the City of Huntsville, Alabama

APPROVED this the ____ day of _____, 2013.

Mayor of the City of Huntsville,
Alabama

STATE OF ALABAMA
COUNTY OF MADISON

PETITION FOR ANNEXATION TO THE CITY OF
HUNTSVILLE, ALABAMA, UNDER ACT NO. 2228
S.134, 1971 REGULAR SESSION

TO: The City Clerk-Treasurer of the City of Huntsville, Alabama

The undersigned, Caldwell Lane Properties, LLC, by William Polk Brooks and William Gregory Brooks, its sole members, hereby petition the Mayor and City Council of the City of Huntsville, Alabama, to bring the hereinafter described property within the corporate limits of the City of Huntsville under the provisions of Act No. 2228, S. 134, of the 1971 Regular Session of the Legislature of Alabama. The undersigned respectfully request that the property or territory hereinafter described be annexed to the City of Huntsville. We further certify that we have the right and authority to make and file this petition for annexation, that said property is contiguous to the existing corporate limits of the City of Huntsville, Alabama, which said City has a population of more than 2,000, and that said property does not lie within the corporate limits of any other municipality, and we do hereby respectfully petition the Mayor and City Council of the City of Huntsville to adopt an ordinance assenting to the annexation of said property to the City of Huntsville. We further certify that the property is assessed for ad valorem tax purposes in the name of Caldwell Lane Properties, LLC.

All that part of the Southwest Quarter of Section 24, Township 4 South, Range 1 East, of the Huntsville Meridian, Madison County, Alabama, more particularly described as beginning at a point located at the southwest corner of said Section 24; thence along the south boundary of said Section 24 Due East 696.15 feet to the point of true beginning; thence from the point of true beginning North 00 degrees 24 minutes 59 seconds East 2508.15 feet; thence South 89 degrees 07 minutes 07 seconds East 436.96 feet; thence North 00 degrees 39 minutes 47 seconds East 222.36 feet to a point located on the centerline of Caldwell Lane; thence along said centerline the following bearings and distances: South 89 degrees 36 minutes 12 seconds East 947.93 feet, South 87 degrees 15 minutes 49 seconds East 31.06 feet, South 85 degrees 47 minutes 11 seconds East 31.06 feet, South 84 degrees 18 minutes 45 seconds East 31.06 feet, South 82 degrees 50 minutes 08 seconds East 31.06 feet, South 81 degrees 21 minutes 45 seconds East 31.06 feet, South 78 degrees 19 minutes 59 seconds East 96.31 feet, South 75 degrees 02 minutes 01 seconds East 402.32

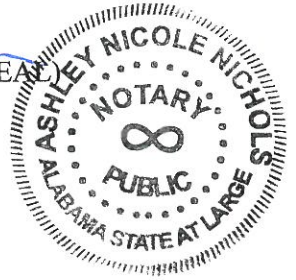
feet, South 68 degrees 05 minutes 09 seconds East 50.45 feet, South 59 degrees 58 minutes 32 seconds East 50.73 feet, South 53 degrees 12 minutes 19 seconds East 33.83 feet, South 46 degrees 25 minutes 56 seconds East 50.73 feet, and South 39 degrees 17 minutes 04 seconds East 59.65 feet; thence leaving said centerline South 00 degrees 59 minutes 27 seconds West 2444.56 feet to a point; said point is further described as being located on the existing corporate limits of the City of Huntsville; thence Due West 1974.01 feet to the point of beginning and containing 120.45 acres, more or less.

Attached hereto marked Exhibit A is a map of said territory showing its relationship to the corporate limits of the City of Huntsville, which said map is further identified as being entitled "Caldwell Property to be Annexed."

IN WITNESS WHEREOF, the undersigned have set their hand and seal the date herein indicated.

PREPARED BY
CITY OF HUNTSVILLE
PLANNING DIVISION

William Paul Brooks (SEAL)
Signature of Owner



STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Paul Brooks whose name is signed to the foregoing annexation petition and who is known to me, acknowledged before me on this date that, being informed of the contents of the within annexation petition, he/she executed the same voluntarily on the day the same bears date.

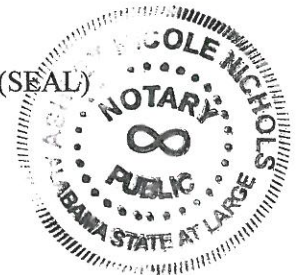
Given under my hand and official seal of office, this the 3rd day of January, 2013.

Ashley Nicole Nichols
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-13-2016

* * * * *

William Gregory Brooks (SEAL)
Signature of Owner



STATE OF ALABAMA
COUNTY OF MADISON

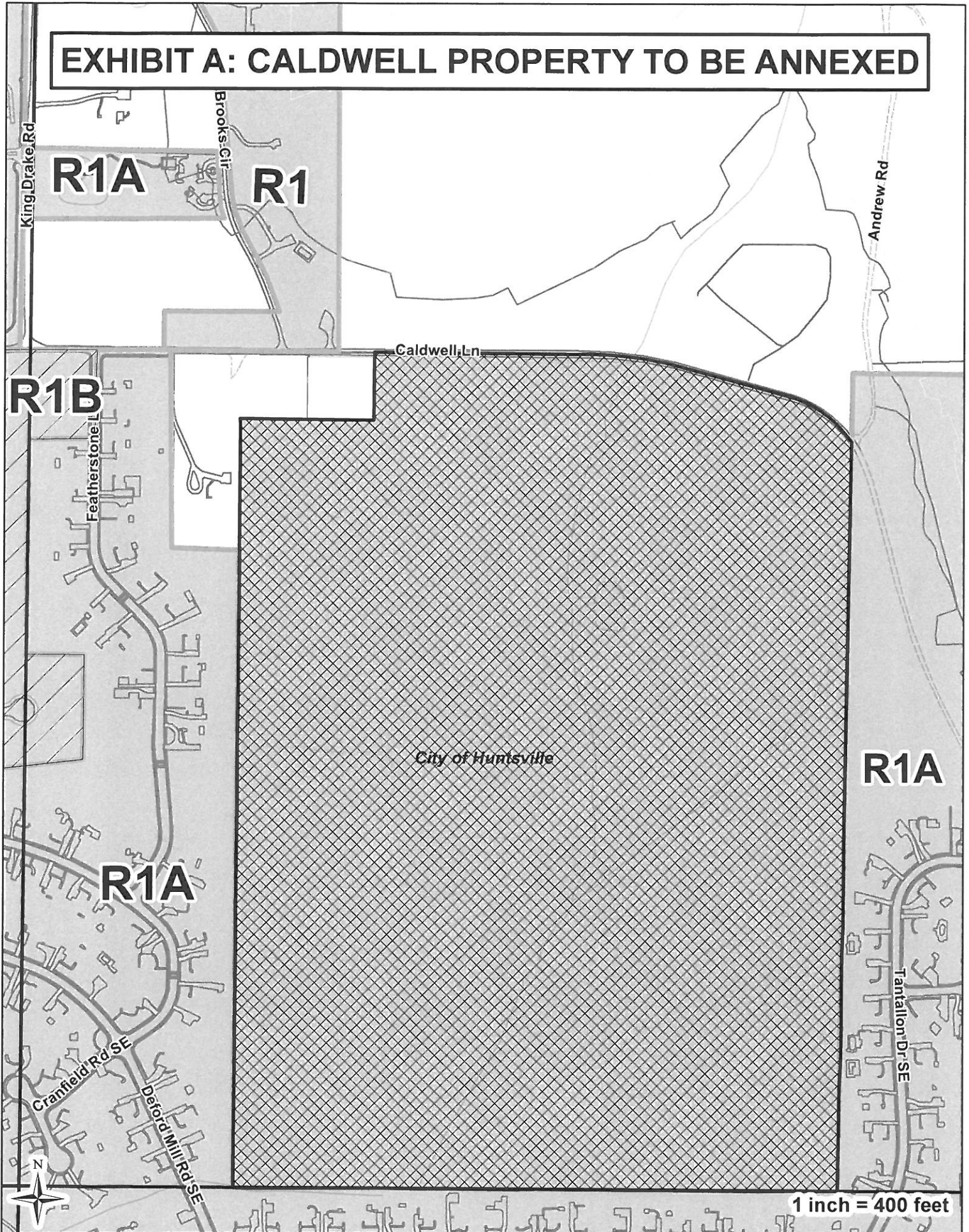
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William Gregory Brooks whose name is signed to the foregoing annexation petition and who is known to me, acknowledged before me on this date that, being informed of the contents of the within annexation petition, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office, this the 3rd day of January, 2013.

Ashley Nicole Nichols
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-13-2016

EXHIBIT A: CALDWELL PROPERTY TO BE ANNEXED



ANNEXATION SUMMARY: CALDWELL
January 3, 2013

PETITIONER: Caldwell Lane Properties, LLC

LOCATION: South side of Caldwell Lane and East of U.S. Highway 431 South
Township 4 South, Range 1 East, Section 24

ACREAGE: 120.45 acres

REASON FOR
REQUEST: City Services/Future Development

ANNEXATION GUIDELINES: CALDWELL

1. Annexations that would fill in or make more regular the existing corporate limits should be strongly encouraged.

WOULD CONTINUE ONGOING ANNEXATIONS IN THIS AREA

2. The remaining tax islands should be annexed when ownership changes and redevelopment occurs....

NOT A TAX ISLAND

3. Annexations of land in subdivisions....

WILL NOT BE PART OF A SUBDIVISION

4. Corridors are discouraged....

NOT A CORRIDOR

5. Point-to-point annexations should be discouraged....

NOT A POINT-TO-POINT CONNECTION

6. Owners living on land expected to be annexed within the ninety-day period preceding a municipal election....

NO MUNICIPAL ELECTION AT TIME OF ANNEXATION

7. Land which is known to be contaminated should not be annexed until such danger has been mitigated.

NO KNOWN CONTAMINATION

8. The annexation of land that would contribute to the city's economic development through an increase in taxes....

RESIDENTIAL LAND

9. The city should require petitions for annexation referenda to satisfy additional conditions....

NOT A REFERENDA

10. City planners will explain to all annexation petitioners the policies under which services are provided.

POLICY STATEMENT SIGNED BY OWNERS; COPY ATTACHED

**STATEMENT REGARDING
PROVISION OF CITY SERVICES TO NEWLY ANNEXED LANDS**

City services will be provided to all newly annexed lands according to the same policies that already govern in Huntsville. This means that Huntsville police and fire departments will respond to calls; garbage and trash will be collected by city sanitation; and school children will attend city rather than county schools. Transportation for students attending the city schools will be the responsibility of their parents. All applicable city ordinances will be enforced including the implementation of zoning regulations.


Water service is provided by Huntsville Utilities; however if the annexed land is already served by another water authority, the existing situation should be expected to continue until such time as development pressure or legal agreements between water authorities makes it feasible or possible for Huntsville Utilities to assume control of the water lines or extend new mains. The cost of main extensions usually are borne by the property owner.

Likewise, it has long been city policy to expand sanitary sewer service on a cost benefit basis. This policy applies to all land within the city regardless of its annexation date. In addition, the city has adopted a capital improvement plan to guide investment in infrastructure. In order for an area to be considered for road construction, drainage improvements, recreational or community facilities, new fire stations, or sanitary sewer extension, the area must be in the city and then must be prioritized according to need. Newly annexed land will be accorded the same consideration as other city lands.

Lastly, it is important to understand that those autonomous boards, agencies and utilities that have authority over the delivery of specific public services set their own policies and procedures.

* * * *

I have read the above statement governing the delivery of city services to lands annexed into the city of Huntsville, and I agree to these conditions as they may pertain to any of my lands that are annexed.

Petitioner  Date 1/3/13
Petitioner William Brook Date 1-3-13